ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0028 – 11708 Pearce Lane LLC DISTRICT: 2

ADDRESS: 11708 Pearce Lane

ZONING FROM: DR TO: CS

SITE AREA: 2.76 acres to be rezoned out of 10.97 acres

PROPERTY OWNER: 11708 Pearce Lane LLC (Caleb Landes)

AGENT: Kimley-Horn and Associates, Inc. (Jonathan Sosebee)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMEDATION:

The Staff recommendation is to grant general commercial services (CS) district zoning.
For a summary of the basis of Staff's recommendation, see pages 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 4, 2024:

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area is 2.76 acres and located at the northeast corner of State Highway 130 frontage lanes and Pearce Lane. The subject property is part of a 10.97 acre undeveloped tract that is partially in the City of Austin full-purpose jurisdiction and partially in the ETJ. The 2.76 acres that are in the full-purpose jurisdiction are currently zoned development reserve (DR) district zoning.

There is undeveloped acreage directly to the east as well as a manufactured home park (GR-CO; MH-CO), single family residences on large lots to the south (County) and the northbound frontage lanes of SH 130 to the west. ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant is requesting general commercial (CS) district zoning for the 2.76 acres located within the full-purpose jurisdiction in order to be able to develop a convenience store that includes a service station. Access is proposed from both the frontage of SH 130 and Pearce Lane. Access from SH 130 will be coordinated through TxDot. Access from Pearce Lane is within the jurisdiction of Travis County.

Staff is recommending the Applicant's request for CS given its location at the intersection of a State Highway and an arterial roadway, and commercial zoning would enable the provision of goods and services to several single family residential neighborhoods in the vicinity.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The proposed general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments.

2. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and collectors.*

Staff is recommending (CS) district zoning for the subject property based on the following considerations: 1) general commercial services (CS) is appropriate due to its frontage on SH 130 and Pearce Lane and its location at an intersection of a major arterial street and collector, 2) commercial uses would be available to serve residents of the adjacent area, and 3) there is existing (GR) located immediately to the east of the property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LO-CO-NP; SF-3-NP; SF-2-NP	Undeveloped
North	Austin ETJ	Undeveloped; State Highway 130
South	Austin ETJ	Pearce Lane
East	GR-CO; MH; MH-CO	Undeveloped; Manufactured home park
West	DR	Undeveloped; State Highway 130

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: Yes – SH 130

WILDLAND URBAN INTERFACE: Yes – within 150 feet of a wildland area

SCHOOLS: Del Valle Independent School District

COMMUNITY REGISTRY LIST:

Elroy Neighborhood Association
Far Southeast Improvement Association
Imperial Neighborhood Association
Del Valle Independent School District
Sierra Club, Austin Regional Group
Neighborhood Empowerment Foundation
Homeless Neighborhood Association
Austin Lost and Found Pets
SELTexas
Del Valle Community Coalition
Onion Creek HOA
Friends of Austin Neighborhoods

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0127 – Lexington Park II	SF-4A; MF-3 to MH	To Grant (10/15/2015) MH w/ ROW dedication on Pearce Road	Apvd (12/17/2015) MH-CO w/ additional conditions
C14-2008-0183.SH – Lexington Park	DR; SF-4A to GR for Tract 1; MF-3 for Tract 2	To Grant (5/19/2009) GR-CO for Tract 1; MF-3 for Tract 2 w/ conditions of TIA	Apvd (6/11/2009) GR-CO for Tract 1; MF-3 for Tract 2 w/ conditions of TIA as Commission recommended
C14-2007-0721 – 12400 Pearce Lane Deerwood Manufactured Home Park-	I-RR to MH	To Grant (2/19/2008) MH-CO w/ CO for 2,000 trips and conditions of ROW on Pearce Lane & Ross Road	Apvd (4/24/2008) MH-CO w/ a Street deed for ROW on Pearce Lane & Ross Road as Commission recommended

RELATED CASES:

SP-2024-0067D – site plan for the ETJ portion of the tract currently under review for associated improvements for proposed new development.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 11708 PEARCE LANE. C14-2024-0028. Project: 11708 Pearce Ln Commercial. 2.76 acres from DR to CS. Existing: undeveloped. Proposed: convenience store and fuel sales.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. **Names of Activity Centers/Activity Corridors/Job Centers *:**
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	**Mobility and Bike/Ped Access *:** Adjoins a public sidewalk, shared path, and/or bike lane. • **A segment of Pearce Ln provides a limited section of public sidewalk with access to cross Texas 130 Service Road. Sidewalk does not extend down Pearce Ln to the South East.**
	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Y	**Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**
2	**Number of "Yes's"**

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through

engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.
At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

PARD – Planning & Design Review

As of January 1, 2024, new commercial non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

There is a site plan currently under review for this property (SP-2024-0067D).

Austin Transportation Department – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Pearce Lane. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for Pearce Lane according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

There is a proposed Urban Trail adjacent to this site, along the southern property boundary. An easement may be required.

The adjacent street characteristics table is provided below:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
Pearce Lane	Level 3 – Collector	116 feet – ETJ Roadway	Approx 125 feet	Approx 58 feet	Along a portion	Yes	Yes
S SH 130 Service Rd	Level 4 – Arterial	TXDOT Roadway (coordinate with TxDOT)	TXDOT Roadway	Approx 35 feet	No	Yes	Yes

A Traffic Impact Analysis is not required.

Austin Water Utility

No comments on zoning change.

The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

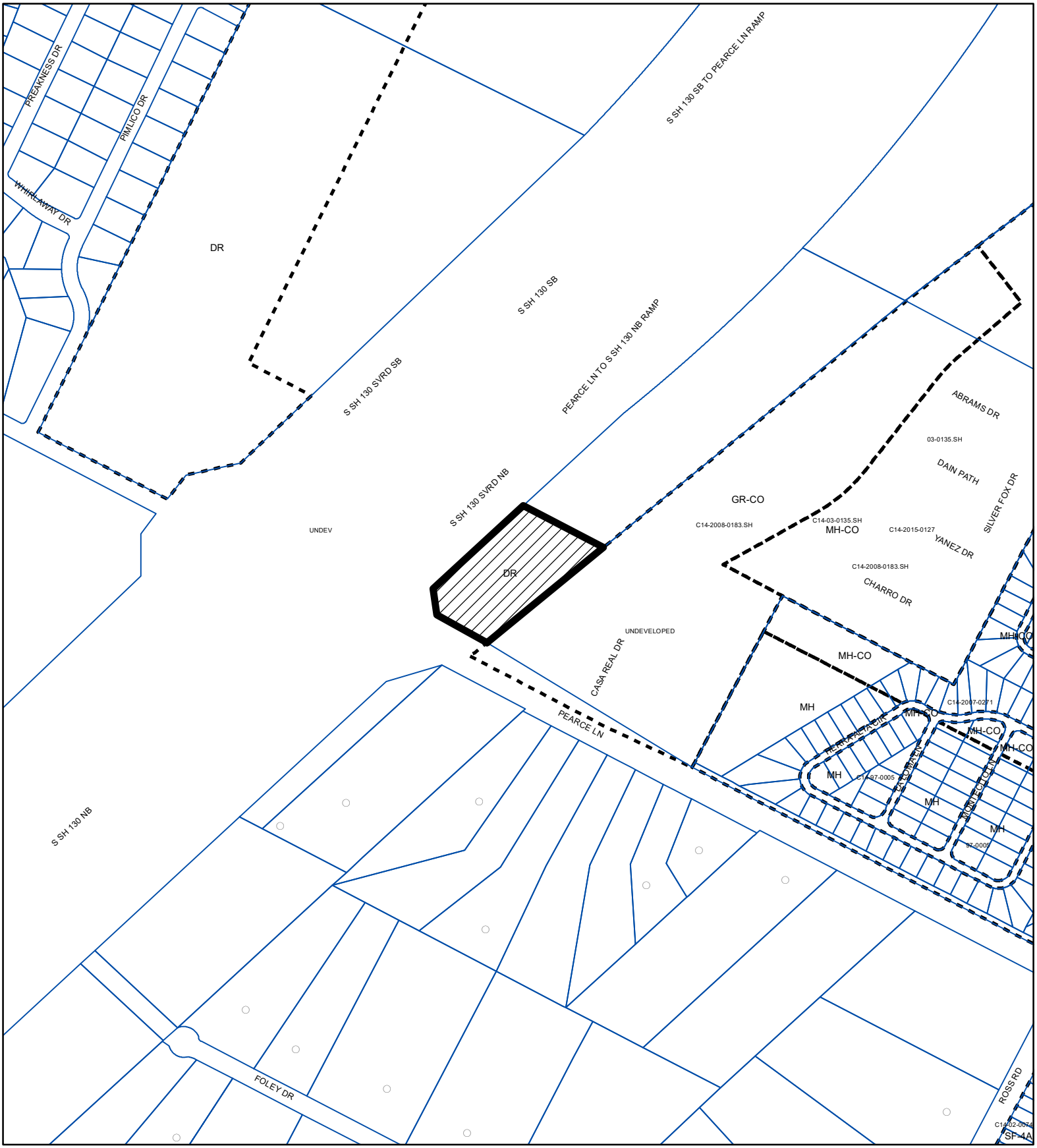
Austin Fire Department

No comments on zoning change.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map
Exhibit A-1: Aerial Map

Applicant's Summary Letter



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2024-0028

EXHIBIT A

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839

Created: 3/11/2024

11708 Pearce Ln Commercial

EXHIBIT A-1

N

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

CASE#:	C14-2024-0028
LOCATION:	11707 Pearce Ln
SUBJECT AREA:	2.76 Acres
GRID:	P14
MANAGER:	Nancy Estrada

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Created: 4/16/2024

Kimley»Horn

February 27, 2024

Ms. Lauren Middleton-Pratt
Director, Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

RE: Rezoning Application – 11708 Pearce Ln Commercial
11708 Pearce Ln, Austin, TX 78617, 2.76 acres, TCAD: 297531 (the "Property")

Dear Ms. Middleton-Prat:

On behalf of the Owner of the property referenced above, we respectfully submit the enclosed rezoning application. The subject property is comprised of 10.97 acres, with 2.76 acres located within the Full Purpose jurisdiction of the City of Austin. The Property is located within Council District 2 at the northeast corner of Pearce Ln and SH 130. The Property is not located in a Neighborhood Plan area; therefore, there is no future land use designated on the property.

The Property is currently zoned Development Reserve (DR) and the proposed zoning is Commercial Services (CS). The Property is located at the corner of the intersection of Pearce Ln and a major highway, SH 130, where CS zoning will permit land uses that serve nearby residents as well as travelers along SH 130. The proposed use is for a convenience store and fuel sales.

Thank you for your time and attention to this project. Please do not hesitate to contact me if you have any questions.

Sincerely,

Jonathan Sosebee, AICP

512 375 2028
jonathan.sosebee@kimley-horn.com

Location Map

Jurisdiction Map